

Town of Sharon, Vermont  
Planning Commission and Development Review Board Minutes  
October 10, 2023  
(As approved on 11/14/2023)

*The meeting was publicly warned in conformance with the January 2022 amendments to the Vermont Open Meeting law requirements for remote and/or telephonic meetings.*

**Attending:** Sue Sellew, Paul Kristensen, & Andrea Morgan (SPC/DRB Clerk, taking notes) in person. Via Zoom: John Roe and Dee Gish.

**Visitors:** Robert Townsend (via Zoom).

**Future Meeting Dates – Mark Your Calendar**

- Tuesday November 14<sup>th</sup> 7PM SPB/DRB Regular Meeting

John Roe convened the Development Review Board meeting at 7:00 PM and opened the **Public Hearing** for the Ainsworth subdivision re-application. Parcel Id: N14255.R3

Rob Townsend attended the meeting representing the applicant Peggy Ainsworth. John asked Rob if he understood why this re-application had been required. Rob said it was his understanding that it was because the final mylar had been filed past the 180-day deadline. John agreed and added that there is also an issue with the date on the mylar (1/6/2022) not matching the date referencing the mylar on the deed from Peggy Ainsworth to the Bensons (8/15/2021). Rob had not seen the deed and was unable to confirm this. Copies of the deed and mylar were reviewed by the DRB members and the date discrepancy was confirmed. John said he had some questions for Rob after reviewing the re-application. John wondered if the mylar at this meeting was the same one that had been submitted for the previous application. Rob confirmed that it was the same mylar and that no changes had been made. John also wondered about the easement listed on the mylar and application and asked Rob to explain the purpose of the easement. Rob said that the easement serves 238 Westland Farm Road, a private road that connects Route 14 to a field above the gravel pit. The purpose of the easement is to provide access to this field. John wondered if the Bensons planned to use this subdivided lot to build a residence. Rob explained that while Josh Benson may want to build in the future, he has no current plan to do so but he does want to do re-grading work on the extraction area. Paul clarified that if the Bensons wanted to build in the future, they would have to come before the DRB to get the subdivision approved for that use. Rob said he thought Josh Benson understood that and that he would convey that to him.

John asked Rob if there was a signature block on the mylar for the DRB to fill in. Rob said there was no signature block and wondered if the mylar had been recorded. Andrea

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confirmed that the mylar had been recorded. There was a discussion about whether a new mylar should be recorded and how that should be handled. Sue noted that the current recorded mylar has a note from the Town Clerk in the margins explaining that the mylar had been recorded but that the DRB had not signed it. Andrea said she had consulted with the Town Clerk and that the Town Clerk planned to make an additional marginal note to update the mylar so that anyone researching the property would be able to follow the approval process clearly.

The DRB members wondered what the conditions of the previous Ainsworth approval were. Andrea looked up the previous subdivision permit which stated that the lot was "Approved for use as a staging area for stone, gravel and minor excavation of existing materials." Dee expressed concern over the safety of the gravel pit and other DRB members agreed but also felt that the excavation of existing materials was minor.

Dee moved to close the Ainsworth hearing, Paul seconded and all approved.

Dee moved to approve the Ainsworth subdivision as of 10/10/2023 with the same conditions as the October 2022 permit and with the additional condition that it is not approved for residential use and that the DRB will sign the existing recorded mylar as requested by the Sharon Town Clerk. Paul seconded the motion and all approved. Rob Townsend left the meeting at 7:40PM.

Paul moved to adjourn the DRB meeting and convene the SPC meeting, Sue seconded and all approved.

**Subdivision Regulation Update:** Members discussed what software would work best to share edits. Sue will investigate using Word. There was a general discussion about the use of public roads as a boundary. Paul felt this needed to be clarified. Members agreed to look at how neighboring towns are handling this issue and to report back at the next meeting.

**Meeting Minutes:** Dee moved to accept the 9/12/2023 minutes with the suggested edits, Sue seconded the motion and all approved.

**Other business:** Budget planning is in process. Andrea will email last year's budget for review. There were questions whether in 2 areas, activity may be taking place that is not allowed under the Flood Hazard Bylaw. Andrea agreed to contact the Flood Hazard Administrator.

Sue moved to adjourn the SPC meeting at 8:30PM, Paul seconded and all approved.

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